

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS.

BOSTON REDEVELOPMENT AUTHORITY

ORDER OF TAKING

WHEREAS, the Boston Redevelopment Authority, a public body politic and corporate, duly organized and existing pursuant to the provisions of the Housing Authority Law of the Commonwealth of Massachusetts (appearing in Massachusetts General Laws (Ter. Ed.) Chapter 121, as amended) and having its principal office in Boston, Suffolk County, Massachusetts, in pursuance of its powers as set out in said Housing Authority Law and every other power thereunto enabling determined that the area or areas hereinafter described within the City of Boston constitute a substandard and decadent area as defined in Section 26J of the Housing Authority Law, and further determined in accordance with Sections 26KK and 26ZZ of said Law and all other powers granted by said Chapter 121 that a project for the assembly and renewal of said area, hereinafter called the "South Cove Urban Renewal Area," described in "Annex A," ought to be undertaken in said City; and

WHEREAS, on June 10, 1965, the Redevelopment Authority approved and adopted an Urban Renewal Plan, as defined in said section 121, for the renewal of said area, said plan being entitled, "South Cove Urban Renewal Plan"; and

WHEREAS, the Authority acting as the Planning Board of said City, the City Council of said City and the Department of Commerce and Development have severally approved the said Renewal Plan and

and project and made appropriate findings in connection therewith, all in accordance with the provisions of law; and

WHEREAS, the City of Boston and said Redevelopment Authority have entered into an agreement, dated August 10, 1965, and entitled, "Cooperation Agreement," providing among other things for a contribution by said City in connection with the carrying out and completion of said Urban Renewal Plan; and

WHEREAS, public hearings on said Urban Renewal Plan and South Cove Project have been held, after due notice, including a public hearing by the said Redevelopment Authority; and

WHEREAS, the Boston Redevelopment Authority, with the written approval of the Mayor of the City of Boston and the Department of Commerce and Development, has entered into a Loan and Grant Contract, dated June 9, 1966, with the Department of Housing and Urban Development under Title I of the Housing Act of 1949, as amended, providing for Federal financial assistance in connection with the carrying out and execution of said Urban Renewal Plan; and

WHEREAS, the Redevelopment Authority has determined that the taking in fee simple by eminent domain of said area, as hereinafter described, is necessary and reasonably required to carry out the purposes of the Housing Authority Law and said Urban Renewal Plan; and

WHEREAS the Redevelopment Authority in accordance with the provisions of Section 26P, subparagraph (b), of said Housing Authority Law has deposited with the Mayor of the City of Boston security to his satisfaction for the payment of such damages as may be awarded in accordance with law to the owner or owners of said area, as required by General Laws (Ter. Ed.) Chapter 79, Section 40.

NOW, THEREFORE, ORDERED that the Boston Redevelopment Authority, acting under the provisions of the Housing Authority Law and without limiting the generality of the foregoing section 26P, subparagraph (b), of General Laws (Ter. Ed.) Chapter 121, and all other authority thereunto enabling, and pursuant to the applicable provisions of General Laws (Ter. Ed.) Chapter 79, and of any and every other power and authority to it, granted or implied, hereby takes for itself in fee simple by eminent domain for the purposes hereinbefore set forth, the area or areas located in the City of Boston as hereinafter described, including all parcels of land therein, together with any and all easements and rights appurtenant thereto, including the trees, buildings and other structures standing upon or affixed thereto, and including the fee to the center of any and all public streets, highways and public ways, contiguous and adjacent to said area or areas, except any and all easements of travel in and to any and all public streets, highways and public ways in said area or areas or contiguous and adjacent thereto, being bounded and described in "Annex B" attached hereto and made a part hereof as though incorporated herein in full and being shown on plans consisting of five (5) sheets, dated September 2, 1966, and drawn by Henry F. Bryant & Son, Inc., which sheets are respectively entitled, "Street Line Map, South Cove Project, Mass. R-92 Boston Redevelopment Authority, Boston Suffolk County, Mass, by Henry F. Bryant & Son, Inc., Engineers, Plans Nos. 1-B, 1-C, 1-D and 1-E of 5, copies of which are to be recorded herewith.

AND FURTHER ORDERED that in accordance with the provisions of the General Laws, Chapter 79, Section 6, as amended, awards are made by the BOSTON REDEVELOPMENT AUTHORITY for damages sustained by the owner or owners and all other persons including all

mortgagees of record having any and all interest in each parcel of the areas described in Annex B and entitled to any damages by reason of the taking hereby made; the word, "Parcel" as herein used being construed to mean any contiguous tract of land in the same ownership, whether or not such tract consists of one or more platted lots or a fractional part thereof. The Boston Redevelopment Authority reserves the right to amend the award or to increase the amount of damages to be paid at any time prior to the payment thereof for good cause shown. The awards hereby made are set forth in Annex C, which Annex C is not to be recorded in the Registry of Deeds with this Order of Taking.

AND FURTHER ORDERED that the Secretary of the Boston Redevelopment Authority cause this order of taking to be recorded in the office of the Suffolk County Registry of Deeds.

IN WITNESS WHEREOF, we, the following members of the Boston Redevelopment Authority have caused the Corporate seal of the Boston Redevelopment Authority to be hereto affixed and these presents to be signed in the name and behalf of the Boston Redevelopment Authority.

Dated: SEP 15 1966

BOSTON REDEVELOPMENT AUTHORITY

By: _____

Attest:

Secretary of the Boston Redevelopment Authority

ANNEX A

SOUTH COVE URBAN RENEWAL AREA

PROJECT AREA DESCRIPTION

The South Cove Urban Renewal Project Area is bounded and described as follows.

Beginning at the westerly corner of the tract herein described at the intersection of the centerline of the Clarendon Street Right-of-Way and the centerline of the Stuart Street Right-of-Way;

thence in an easterly direction along the centerline of the Stuart Street and Kneeland Street Right-of-Way for approximately 3950 feet to the intersection of the centerline of the Kneeland Street Right-of-Way, and the projection of the westerly boundary line of property of the Massachusetts Turnpike Authority;

thence in a southerly direction along said projection and said westerly boundary line of property of the Massachusetts Turnpike Authority for approximately 1450 feet;

thence in a westerly direction along the northerly boundary line of the Massachusetts Turnpike to a point which is the intersection of the northerly boundary line of the Massachusetts Turnpike and the easterly Right-of-Way line of Harrison Avenue;

thence turning approximately ninety degrees and running in a southerly direction along the easterly Right-of-Way line of Harrison Avenue for approximately 250 feet to a point which is the intersection of the easterly Right-of-Way of Harrison Avenue and the northerly Right-of-Way line of Herald Street;

thence turning approximately ninety degrees in a westerly direction along the northerly Right-of-Way line of Herald Street, which is coincident with the northern boundary of the New York Streets Project,

for approximately 420 feet to a point which is the intersection of the northerly Right-of-Way line of Herald Street and the centerline of Washington Street;

thence turning approximately ninety degrees and running in a northerly direction along the centerline of Washington Street Right-of-way to a point which is the intersection of the centerline of Washington Street Right-of-Way and the Right-of-Way line separating the Boston and Albany Railroad and the New York, New Haven and Hartford Railroad;

thence turning approximately ninety degrees and running westerly along the Right-of-Way line separating the Boston and Albany Railroad and the New York, New Haven and Hartford Railroad, which is coincident with the northern boundary line of the South End Project, for approximately 2500 feet to a point which is the intersection of the Right-of-Way line separating the Boston and Albany Railroad and the New York, New Haven and Hartford Railroad and the centerline of the Clarendon Street Right-of-Way;

thence turning approximately one hundred degrees and running in a northwesterly direction along the centerline of Clarendon Street Right-of-Way for approximately 520 feet to a point which is the intersection of the centerline of Clarendon Street Right-of-Way and the centerline of the Stuart Street Right-of-Way, and which is the point of beginning.

ANNEX B

BOSTON REDEVELOPMENT AUTHORITY
SOUTH COVE URBAN RENEWAL AREA

The following parcels of land are the only parcels taken by this

Order of Taking:

| <u>Plan</u> | <u>Block</u> | <u>Parcel</u> |
|-------------|--------------|---------------|
| 1-B | 7 | 17 |
| 1-B | 7 | 21 |
| 1-B | 7 | 23 |
| 1-D | 27 | 13 |
| 1-D | 27 | 14 |
| 1-D | 27 | 17 |
| 1-D | 27 | 18 |
| 1-D | 27 | 19 |
| 1-D | 27 | 20 |
| 1-D | 28 | 1 |
| 1-D | 28 | 5 |
| 1-D | 28 | 6 |
| 1-C | 37 | 2 |
| 1-C | 37 | 3 |
| 1-C | 38 | 13 |
| 1-E | 42 | 7 |
| 1-E | 42 | 8 |
| 1-E | 42 | 9 |
| 1-E | 42 | 10 |
| 1-E | 42 | 11 |
| 1-C | 44 | 3 |

| <u>Plan</u> | <u>Block</u> | <u>Parcel</u> |
|-------------|--------------|---------------|
| 1-C | 44 | 4 |
| 1-C | 44 | 6 |
| 1-C | 44 | 7 |
| 1-E | 46 | 1 |
| [REDACTED] | [REDACTED] | [REDACTED] |
| 1-E | 47 | 1 |
| 1-E | 47 | 2 |
| 1-E | 47 | 3 |
| 1-E | 47 | 4 |
| 1-E | 47 | 5 |
| 1-E | 47 | 6 |
| 1-E | 47 | 7 |
| [REDACTED] | [REDACTED] | [REDACTED] |
| 1-E | 47 | 9 |
| 1-E | 47 | 10 |
| 1-E | 47 | 11 |
| 1-E | 50 | 7 |
| 1-E | 50 | 8 |
| 1-E | 50 | 11 |
| 1-E | 50 | 13 |
| 1-E | 50 | 14 |
| 1-E | 52 | 1 |
| 1-E | 52 | 2 |
| 1-E | 52 | 3 |
| 1-E | 52 | 5 |
| 1-E | 52 | 6 |
| 1-E | 52 | 7 |
| 1-E | 52 | 8 |

There is included within the above parcels the following
parcels of registered land:

REGISTERED LAND PARCELS WITHIN TAKEN
AREA

Address: (Partial)
5-7 Jefferson St. and 325 Tremont St.

Certificate No.: 50195, Suffolk Land Registration

Owner: Stauros and George Tingus

Purpose of Taking: Urban Renewal Area

Address: 69 - 75 Tyler Street

Owner: Frank DeSantis and Charles Aronson

Certificate No.: 52478, Suffolk Land Registration
Book 258, page 78

Purpose of Taking: Urban Renewal Area

SUPPOSED OWNERS

The supposed owners of the parcels of land hereby taken are
as follows:

| <u>Parcel</u> | <u>Street Address</u> | <u>Supposed Owner</u> |
|---------------|--|---|
| 7-17 | 102, 104 Carver St. | Hong Gee Day and Yow Han Day |
| 7-21 | 62 Warrenton St. | Yee Hoc Ree & Wai Sen Lee |
| 7-23 | 66 Warrenton St. | Paul S. Lee & Tui La Lee |
| 27-13 | V. L. Tremont St., 351 Tremont St. corner Church St. | Sheet Metal Workers International Association Local #17 Bldg. Association |
| 27-14 | 345-347A-349 Tremont St. | Arthur & Milton A. Wolfe, Trs. of Arthur Wolfe Real Estate Trust |
| 27-17 | 339 Tremont St. | Leon Chalfen, Tr. of Amory Realty Trust |
| 27-18 | 337-337B Tremont St. | Francis L. & Mary A. Benway |
| 27-19 | 335 Tremont St. | Elizabeth V. Thomasy |
| 27-20 | 333 Tremont St. | Fraderick Cerullo & Vincent Esposito |
| 28-1 | 121-125 Broadway & 4 Fayette St. | Sharaf's, Inc. |
| (partial)28-5 | 5-7 Jefferson St. & 325 Tremont St. | Stauros & George Tingus |
| 28-6 | 319-321 Tremont St. | George K. & Steve K. Tingus |
| 37-2 | 162-168 Harrison Ave. | Charles Aronson |
| 37-3 | 170 Harrison Ave. | Frank De Santis & Charles Aronson |
| 38-13 | 72 Oak N. E. & 116 Tyler | York Realty, Inc. |
| 42-7 | 7 Warrenton St. | Estate of Mary Merrighi |
| 42-8 | 5 Warrenton St. | Gin Tueng, Nguey Yee, Yuen Way, Ying Harlang Soo Hoo |

| <u>Parcel</u> | <u>Street Address</u> | <u>Supposed Owner</u> |
|---------------|---|-------------------------------|
| 42-9 | 3 Warrenton St. & 877 Washington St. | Kwong Gue Gee, Jew Bow Gee |
| 42-10 | 873-875 Washington St. | George Lee, Lew Shee Lee |
| 42-11 | 869 Washington St. | Mabel Chin |
| 44-3 | 1 May Pl. | Gim Moon Chin & Hum Tue Chin |
| 44-4 | 2 May Pl. | Joseph F. Josephs |
| 44-6 | 32 Oak St. | Bill S. Yung & Fung Kam Yung |
| 44-7 | 28 - 30 Oak St. | Wah Yep Wong & Chau Sau Wong |
| 46-1 | 120 Tyler | City of Boston |
| | | |
| 47-1 | 117, 119 Tyler St. & 61 Oak St. | Elizabeth Lazarus |
| 47-2 | 55-59 Oak St. & 212-222 Harrison Ave. | Trustees of Tufts College |
| 47-3 | 224 Harrison Ave. | Bak Gwum May & Gem Hong May |
| 47-4 | 226 Harrison Ave. | Michael George Sliby |
| 47-5 | 230 Harrison Ave. | Reuben Gotz |
| 47-6 | 228-252 Harrison Ave. & 121-143 Tyler St. | York Realty, Inc. |
| 47-7 | 254-260 Harrison Ave. | Joda Solomon |
| | | |
| 47-9 | 149 Tyler St. | Mrs. Toy Wing Szeto |
| 47-10 | 147 Tyler St. | Louis Lung Yen |
| 47-11 | 143 Tyler St. | Anna & Mary Thomas |
| 50-7 | 44-52 Shawmut Ave. | Armenouhy D. Manuelian |
| 50-8 | 156, 158 Broadway | Estate of Arthur A. Wasserman |

| <u>Parcel</u> | <u>Street Address</u> | <u>Supposed Owner</u> |
|---------------|--|---|
| 50-11 | 174 Broadway | Yee Doo, Richard H. Yee, Ming T. Chin & Pon Hop Yu |
| 50-13 | 208-216 Broadway & 899-903 Washington St. | Janet H. Hopf |
| 50-14 | 889-897 Washington St. | Meyer C. Handel, et al Trustees MCH Realty Trust |
| 52-1 | 217 Broadway & 915 Washington St. | Steves J. Lacios |
| 52-2 | 211-215 Broadway | George Maniatis or Virginia Maniatis |
| 52-3 | 3 Spear Pl., Rear 204 Broadway | Anna Thomas & Mary Thomas |
| 52-5 | 189-193 Broadway | Anastisios & Helen Mihaloplos |
| 52-6 | 183-187 Broadway | David B. Chaletsky |
| 52-7 | 177-181 Broadway | Estate of Arthur A. Wasserman |
| 52-8 | 62-66 Shawmut Ave. | Constantina Sloris & Heirs of Michael Cowiaris |

ANNEX C

BOSTON REDEVELOPMENT AUTHORITY

Awards for ORDER OF TAKING dated SEP 15 1966 are
as follows:

| <u>Plan</u> | <u>Block</u> | <u>Parcel</u> | <u>Damages Awarded</u> |
|-------------|--------------|---------------|------------------------|
| 1-B | 7 | 17 | \$ * |
| 1-B | 7 | 21 | 14,500 |
| 1-B | 7 | 23 | 23,000 |
| 1-D | 27 | 13 | 23,000 |
| 1-D | 27 | 14 | 16,000 |
| 1-D | 27 | 17 | 16,000 |
| 1-D | 27 | 18 | 12,000 |
| 1-D | 27 | 19 | 15,000 |
| 1-D | 27 | 20 | 16,000 |
| 1-D | 28 | 1 | * |
| 1-D | 28 | 5 | 30,200 |
| 1-D | 28 | 6 | 65,000 |
| 1-C | 37 | 2 | 26,000 |
| 1-C | 37 | 3 | 120,000 |
| 1-C | 38 | 13 | 80,000 |
| 1-E | 42 | 7 | 14,500 |
| 1-E | 42 | 8 | 16,700 |
| 1-E | 42 | 9 | 15,400 |
| 1-E | 42 | 10 | 13,000 |
| 1-E | 42 | 11 | 15,300 |
| 1-C | 44 | 3 | 5,500 |
| 1-C | 44 | 4 | 5,500 |

*Confirmatory Taking

| <u>Plan</u> | <u>Block</u> | <u>Parcel</u> | <u>Damages Awarded</u> |
|-------------|--------------|---------------|------------------------|
| 1-C | 44 | 6 | \$ 9,500 |
| 1-C | 44 | 7 | 14,300 |
| 1-E | 46 | 1 | 40,800 |
| 1-E | 47 | 1 | 18,500 |
| 1-E | 47 | 2 | 49,100 |
| 1-E | 47 | 3 | 10,000 |
| 1-E | 47 | 4 | 8,500 |
| 1-E | 47 | 5 | 43,000 |
| 1-E | 47 | 6 | 140,000 |
| 1-E | 47 | 7 | 33,000 |
| 1-E | 47 | 9 | 13,500 |
| 1-E | 47 | 10 | 9,000 |
| 1-E | 47 | 11 | 9,000 |
| 1-E | 50 | 7 | 31,000 |
| 1-E | 50 | 8 | 37,000 |
| 1-E | 50 | 11 | 37,500 |
| 1-E | 50 | 13 | 37,000 |
| 1-E | 50 | 14 | 64,000 |
| 1-E | 52 | 1 | 30,300 |
| 1-E | 52 | 2 | 10,700 |
| 1-E | 52 | 3 | 10,000 |
| 1-E | 52 | 5 | 14,000 |
| 1-E | 52 | 6 | * |
| 1-E | 52 | 7 | 37,000 |
| 1-E | 52 | 8 | 22,000 |

*Confirmatory Taking